2 PARCELS 21,289 SQ.FT. SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 72861



IN THE CITY OF TEMPLE CITY COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DEC 2 1 2015

BEING A SUBDIVISION OF LOT 13, IN BLOCK "B" OF TRACT NO. 11290, AS PER MAP RECORDED IN BOOK 203, PAGES 13, 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FILE D
AT REQUEST OF OWNER

35 MIN | PM
IN BOOK 385

AT PAGE 16-18
OF PARCEL MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clark
by March 14 ore
FEE \$ 14 ore

D.A. FEE Code 20 \$ 3 ~

MINOR LAND DIVISION FOR TWO RESIDENTIAL PARCELS

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNER OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

DEXTER FREER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER) BY: DEXTER REAL ESTATE CORP. ITS MANAGER

BV:

CHARLES HUANG, PRESIDENT

CATHAY BANK, A CALIFORNIA BANKING CORP., AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 29, 2015 AS INSTRUMENT NO. 2015 0919538, OFFICIAL RECORDS

NAME EDDIE CHANG TITLE EVE MANAGER NAME ANNA CHOI TITLE (St VP

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF Los Angeles

ON 5/4/2015 BEFORE ME, Ching Ping C. Wu Notary Public

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON December 16, 2015, BEFORE ME, Wantar Sze Jai Ting, Notary Public

PERSONALLY APPEARED Edge Chang and Hung Chai , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) 19/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE OMISSIONS NOTE:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (A) (I-viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION HOLDER OF AN EASEMENT FOR ELECTRIC LINE PURPOSES, BY DEED RECORDED OCTOBER 24, 1958 AS INSTRUMENT NO. 2678 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN OCTOBER, 2013, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DEXTER FREER, LLC ON OCTOBER 4, 2013. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS AND ALL CENTERLINE TIE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

ALFRED J. THELWELL DATE LS NO. 6999 EXPIRES: 9/30/2015



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N80°03'05"E OF THE CENTERLINE OF FREER STREET (FORMERLY KNOWN AS BLACKLEY STREET) AS SHOWN ON THE MAP OF TRACT NO. 11290 RECORDED IN BOOK 203, PAGES 13, 14 AND 15, OF MAPS, RECORDS OF SAID COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIMISION MAP ACT AND SUBDIMISION ORDINANCES OF THE CITY OF TEMPLE CITY APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DAVID B. RAGLAND
ON BEHALF OF THE CITY ENGINEER
LS 5173 EXPIRES: 6/30/2015

5/19/15 DATE No. 5173

SPECIAL ASSESSMENT'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF TEMPLE CITY TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

aty treasurer - city of temple city

12-16-15

CITY CLERK'S CERTIFICATE:

HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TEMPLE CITY BY MOTION PASSED ON 12/15/2015 APPROVED THE ATTACHED MAP.

CITY CKERK - CITY OF TEMPLE CITY

12/16/2015

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF PARCEL MAP NO. 72861 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: DEPUTY DATE

1 HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: DEPUTY

12-21-15 DATE



SHEET 2 OF 3 SHEETS SCALE: 1"= 40' PARCEL MAP NO. 72861 INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP. IN THE CITY OF TEMPLE CITY () INDICATES RECORD DATA PER TRACT COUNTY OF LOS ANGELES, STATE OF CALIFORNIA NO. 11290, M.B. 203-13-15. ☐ INDICATES SET L&T TAGGED LS 6999. O INDICATES SET 2" IP, CEMENT PLUG AND MINOR LAND DIVISION FOR TWO RESIDENTIAL PARCELS BRASS TACK TAGGED LS 6999, 2.0' W'LY OFFSET FROM TRUE PROPERTY CORNER. SEE LINE AND CURVE TABELS ON SHEET 2 180.04' (180.00') FD. L&T TAGGED LS 8407
IN CONC GUTTER PER L.A.CO. PWFB 1427 PAGES
2253 & 2254. ACCEPTED
AS PI OF C.L. PAL MAL AVENUE. 835.19' (835.12') **@** DOREEN AVENUE 30' E'LY LINE OF LOTS AND 22, BLOCK | TRACT NO. 1129 M.B. 203/13-1 29.70' (29.72') 29.70' 57'51"W (783.01") BLACKLEY 12 PEC 296.12 783.03 € (286.08') AS 266.12 N09'57'11"W KNOWN 80.01 11,659 SQ. 1 GROSS 8,695 SQ. (FORMERLY STREET DETAIL "A" 2.630 SQ. FT. 8.080 SQ. FT. 8.080 SQ. FT. (80.00) 450.05 30.00 N80'02'35" 80.00 2 145.74 80.00 A. PER 30' 296.11 45.00 (286.06') SUBDIVISION FD. GEAR SPIKE LS 5411 PER LA. CO.
PWFB 1427, PAGES 2311 AND 2312.—
PWFB 1427, L&T TIE LS 5411 PER
FITS 4 FD. L&T TIE LS AS C.L. INT.
SAID FB. ACCEPTED AS C.L. INT. છું N09'57'11"W 266.11 SE'LY CORNER OF
LOT 12, BLOCK B
LOT 12, BLOCK NO9"57"11"W FREER -N'LY LINE OF LOTS 1 TH INCLUSIVE, TRACT NO. 1 M.B. 203/13-15. -N'LY LINE OF LOTS 10 THROUGH 16. INCLUSIVE AND LOT 21, TRACT NO. INCLUSIVE AND 203/13-15. (205.00') SIHL PART OF 205.02 PI. FD. BRASS CAP IN WELL.
DN. 1.1', MARKED CO. ENGR.
DN. 1.1', MARKED CO.
PWFB 1427-1703.
FD. 2 L&T TIES, NO REF. N80.03,05"E M.B. 203/13-15. AND EC ESTAB. BC AND EC BETNEEN BC AND LINE OF ALONG THE WLY LINE B OF ALONG THE WLY BLOCK B OF LOTS 9 AND 10. BLOCK B OF LOTS 9 AND 10. BLOCK B SAID TRACT. SAID TRACT. 4 LON 267.52' (267.51') . N80.03,05"E -WLY LINE OF B. LOT 10, BLOCK B. TRACT NO. 11290, M.B. 203/13-15. A PART OF SUBDIVISION -C.L. HALIFAX ROAD: DUS ESTAB. BY REC. RACT NO. (300.00') PER TRACT NO. (300.00') PER TRACT NO. (1290, M.B. 203/13-15. S OLIVE N80'02'35"E N09'45'28"W 63.03' (63.02') (182.56') C10 162.70 30' FD. CONC NAIL STRADS. IN 4 CONC NAIL STRADS. CO. 4 CONC NAIL STRADS. CO. 1996.

LIEU OF SAW PER 1996.

PHE 1427 PAGE 1996.

PHE 1427 PAGE 1996.

SAID F.B. ACCEPTED AS SAID F.B. ACCEPTED AS C.L. INTERSECTION. C.L. HALIFAX ROAD. ESTAB. BY REC. RADIUS_ (300.00') PER TRACT NO. 11290, M.B. 203/13-15. S80.02'56"W 162.70' (162.56') 228.92' (228.86') ROAD N2278,51°W 231.48' (231.40') N09"39"46"W 30, (309.44') 309.49 278.26

SHEET 3 OF 3 SHEETS

PARCEL MAP NO. 72861

IN THE CITY OF TEMPLE CITY COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MINOR LAND DIVISION FOR TWO RESIDENTIAL PARCELS

LINE AND CURVE TABLES

() INDICATES RECORD DATA PER TRACT NO. 11290, M.B. 203-13-15

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	
C1	15.00'	23.56' (23.56')	89°59'13" (90°00'00")	
C2	15.00'	23.49' (23.48')	89'42'41" (89'41'45")	
С3	270.00'	59.58' (59.66')	12'38'35" (12'39'35")	
C4	330.00'	57.82' (57.85')	10°02'20" (10°02'40")	
C5	15.00'	22.96' (22.95')	87°40'55" (87°40'45")	
C6	15.00'	23.57' (23.56')	90°00'49" (90°00'49")	
C7	270.00'	35.90' (35.95')	07'37'05" (07'37'40")	
C8	270.00'	23.68' (23.71')	05°01'30" (05°01'55")	
C9	300.00'	66.20' (66.29')	12°38'35" (12°39'35")	
C10	300.00'	65.70' (65.77')	12*32'53" (12*33'40")	

LINE TABLE				
LINE	LENGTH	BEARING		
L1	14.14'	N35°02'49"E		
L2	20.00'	N80°02'49"E		
L3	20.00'	N09 * 57'11"W		
L4	14.14'	N54*57'11"W		
L5	15.00'	N09 ° 57'11"W		